Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Moule Avenue, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,448,000 Property Type House Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Yandilla St BALWYN 3103	$2,420,000	06/06/2024
2	1/98 Strabane Av BALWYN 3103	$2,380,000	12/05/2024
3	37 Briggs St MONT ALBERT NORTH 3129	$2,360,000	04/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/08/2024 10:18

18 Moule Avenue, Balwyn North Vic 3104



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2024: $2,448,000

Comparable Properties



30 Yandilla St BALWYN 3103 (REI)

4 2 2

Price: $2,420,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 776 sqm approx

Agent Comments



1/98 Strabane Av BALWYN 3103 (REI/VG)

5 5 2

Price: $2,380,000
Method: Sold After Auction
Date: 12/05/2024
Property Type: House (Res)

Agent Comments



37 Briggs St MONT ALBERT NORTH 3129 (REI)

5 3 2

Price: $2,360,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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